



PAT MCCRORY
Governor

DONALD R. VAN DER VAART
Secretary

MICHAEL SCOTT
Director

June 8, 2016

Sent Via USPS

Kee Court LLC
6300 Bee Cave Road, Building One
Austin, Texas 78746

Subject: Letter of Eligibility
Auto Top Manufacturing, Former
1524, 1532, 1538, 1544, 1546 & 1550 South Tryon Street
Charlotte, Mecklenburg County
Brownfields Project Number 20038-16-060

Dear Kee Court LLC,

The North Carolina Department of Environmental Quality (DEQ) has received and reviewed your May 17, 2016 Brownfields Property Application (BPA) submitted by Kenneth Manell of Dimensional Fund Advisors, LP and June 3, 2016 revised affidavit submitted by Kenneth Manell of Dimensional Fund Advisors, LP on behalf of Kee Court LLC as a Prospective Developer seeking a brownfields agreement regarding the subject site. Upon review of the BPA with respect to the requirements of the Brownfields Property Reuse Act of 1997, DEQ has determined that this project is eligible for entry into the North Carolina Brownfields Program (NCBP) and for continued evaluation for a Brownfields Agreement (BFA).

The next step in the BFA process will involve a detailed review of available environmental and other relevant data to determine what is currently known about contamination at the site, and what, if any, information gaps may exist that may require additional assessment. We are in receipt of the following documents submitted with your BPA:

- Phase I Environmental Site Assessment, ECS Carolinas, LLP, May 5, 2016
- Phase II Soil and Groundwater Assessment Report, ECS Carolinas, LLP, May 3, 2016.

If available, historical site information from the files of DEQ's Division of Waste Management will also be utilized during the evaluation process. Please forward any additional information or data you may have or can acquire for our evaluation. This should include reports from other DEQ agencies or regional offices. We will contact you regarding any additional assessment that may be necessary to establish that the property is or can be made suitable for the intended reuse, as required by statute.

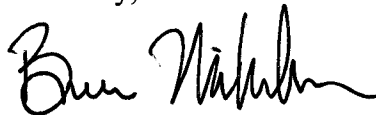
According to the BPA, the intended redevelopment for the site is for commercial purposes, including a potential hotel, or for mixed use. Because risk management decisions may vary depending on the nature of the redevelopment, it will be important that DEQ review the locations of the various elements. Please forward any maps or drawings indicating these details, even if they are only preliminary or conceptual.

Please note: pending execution of a final BFA, NCBP eligibility is provisional. The protections a BFA offers the Prospective Developer are *not in effect*, unless and until, the BFA is executed. If you occupy the property or operate or conduct activities at the site that result in a release of regulated substances before a BFA has been finalized for the property, you may be considered to have caused or contributed to contamination at the property. Because an entity that could be considered to have caused or contributed to contamination at the property cannot be a Prospective Developer under the Act, your eligibility for participation in the NCBP would be placed in jeopardy. Consult closely with your Project Manager regarding any planned site activities prior to agreement finalization. You are cautioned to conduct all such operations and activities at the site with great care not to cause a release of regulated substances at the property that could jeopardize your eligibility for participation in the NCBP.

If a party other than the Kee Court LLC will own the Brownfields Property at the conclusion of the brownfields process, the final document (which gets recorded at the register of deeds' office) must be signed not only by Prospective Developer, but by that owner. Failure by the Prospective Developer to ensure, by the time the BFA negotiations are complete, the willingness to sign of any such party, and to provide DEQ the exact name, email address, telephone number, and US mail address of the party (along with the signatory/signatory's tile in the case of an entity) will delay, and could prevent, the BFA taking effect.

We are excited about the potential for public benefit offered by the reuse of the Auto Top Manufacturing, Former site, and look forward to working with you to advance this brownfields redevelopment project. If you have questions about this correspondence or require additional information, please feel free to contact the project manager (Joe Ghiold) by phone at (919) 707-8375, or by e-mail at joe.ghiold@ncdenr.gov.

Sincerely,



Bruce Nicholson
Brownfields Program Manager

ec: Central Files, DEQ
Michael E. Scott, DEQ
Project Manager, DEQ
Kenneth Manell